



Roosevelt Island Operating Corporation

ANDREW M. CUOMO
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BOARD OF DIRECTORS
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David Kraut
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Michael Shinozaki

Agenda Item V, 1. June 4, 2020

PROPOSED RESOLUTION

AUTHORIZATION TO ENTER INTO CONTRACT WITH TREVCON CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION SERVICES FOR THE SOUTHPOINT PARK OPEN SPACE & RIP-RAP REVETMENT PROJECT

RESOLVED by the Board of Directors of the Roosevelt Island Operating Corporation of the State of New York (“RIOC”), as follows:

- Section 1. that RIOC is hereby authorized to enter into contract with Trevcon Construction Company, Inc. for Construction Services for the Southpoint Park Open Space & Rip-rap Revetment Project, upon such terms and conditions substantially similar to those outlined in the Memorandum from Jonna Carmona-Graf to Susan G. Rosenthal/Board of Directors dated May 29, 2020, attached hereto;
- Section 2. that the President/Chief Executive Officer or her designee is hereby authorized to take such actions and execute such instruments as she deems necessary to effectuate the foregoing; and
- Section 3. that this resolution shall take effect immediately.



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TO: Susan G. Rosenthal, President/CEO and the Board of Directors

FROM: Jonna Carmona-Graf, AVP of Capital Planning and Projects

DATE: May 29, 2020

RE: 20-36983 Southpoint Park – Open Space & Rip-rap Revetment Project- Contract Award for Construction Services – Trevcon Construction Company, Inc.

Background: The damaged waterfront seawalls at Southpoint Park are the oldest remaining on the island. Third party inspectors hired to analyze the condition of the seawalls, categorized the condition as “critical”. During construction of Southpoint Park, environmental hazards were remediated by using a cap and fill method (capping toxic materials and covering with topsoil) in the open public areas but not the area immediately abutting the seawalls. In accordance with NYS DEC requirements, a fence was installed along the perimeter of the park abutting the seawalls to provide a physical barrier between the public and the contaminated materials.

In October 2012, we hired Langan Engineering to assess the condition of the seawalls in Southpoint Park and prepare contract documents to remedy defects. In October 2018, the Board approved the use of a more resilient riprap revetment system to protect the shoreline from future storm damage. A riprap revetment system is preferable to alternate solutions because it provides better protection of the shoreline during extreme weather events. Data from Superstorm Sandy and other storm events indicate hard solutions at the water’s edge – such as – concrete walls sustain more damage than softer solutions at the water’s edge like riprap proposed for our project.

The project site falls under the jurisdiction of the Army Corps of Engineers (ACoE), NYS Department of Environmental Conservation (DEC) and NYC Small Business Services Waterfront Permits Unit (SBS). These agencies have binding authority of approval prior to any work beginning. Earlier this year, we received approval of the proposed design and permits from ACoE, DEC and SBS. The DEC permit restricts in-water work between March 1st and June 30th to preserve the spawning habitat of wildlife that calls the East River home. We also have a \$600,000 grant from the Federal Emergency Management Agency (FEMA), which will fund the section of the seawall damaged during Hurricane Irene. This grant will expire in January 2021.

The scope replaces 1,600 feet of existing walls on the eastern and western shores of the Park with a riprap revetment that is resistant to erosion and storm damage. The project will also repair some of the existing concrete seawalls, install new plant material (trees, shrubs, and plants) and remove contaminated materials within the currently fenced areas along the shore.

Langan and RIOC staff gave a full presentation during the March 5, 2020 Board of Directors meeting. In response to the community and Board members' concerns, adjustments to the design were made prior to issuing the documents for bid.

Procurement: The request for proposals was advertised in New York State Contract Reporter and RIOC website on March 30, 2020 and twelve proposals were received. One bidder did not submit a complete bid and was disqualified from the rating process.

Ranking	Firm	Score
--	D'Onofrio General Contractors Corp.	Not rated
5	Joint Venture - Galvin Brothers Inc/Madhue Contracting Inc.	71.162
3	Grace Industries, LLC	74.733
7	Gramercy Group Inc.	57.909
6	JRCruz Corporation	68.083
2	Kiewit Infrastructure Company	76.290
8	Lomma Construction Corporation	42.702
9	NY Concrete Corporation	33.439
11	Pioneer Landscaping & Asphalt Paving Inc.	23.504
10	Quintal Contracting Corporation	26.630
4	Steven Dunber Landscaping Inc.	72.932
1	Trevcon Construction Company Inc.	80.945

Evaluation: As outlined in the RFP, proposals were rated using the following evaluation criteria:

1. Experience & Qualifications	35 points
2. Ability to Perform the Required Services	25 points
3. Financial Capability	15 points
4. Fee	25 points
Total	100 points

Trevcon Construction Company, Inc. (Trevcon) received the highest evaluation score of the respondents. Through its proposal they demonstrated the best approach and understanding of the project, schedule assessment and work plan to meet RIOC's needs. Trevcon received a cumulative score of 80.945 their fee is \$10,826,333.00 for the proposed contract duration.

Trevcon was founded in 1994. Its President has over 40 years' experience in civil and marine construction. The company is a leader in marine construction in the New York Metropolitan area; and self performs all facets of marine construction. They own an extensive fleet of equipment for marine construction work (including cranes, barges with cranes, excavators, concrete pumps, backhoes, and other equipment). Trevcon has two offices (NYC and NJ) and owns a six-acre waterfront 'T-Port' in Elizabeth, NJ which allows them to service their fleet, store materials and equipment and load materials for barge delivery. Notable projects managed by the proposed team include Roberto Clemente State Park Shoreline Stabilization; Pier 55 Accessways; Brooklyn Navy Yard Pier J, Hudson River Park expansion (Bloomfield to W14th St – Bloomfield); and Pier 17 Demolition and Reconstruction.

Recommendation: Based on the above, RIOC's Capital Planning and Projects recommends subject, to the satisfaction of all contracting requirements, that the Board of Directors authorize and approve entering into contract with Trevcon Construction Company, Inc., to provide Construction Services for the Southpoint Park Open Space & Rip-rap Revetment Project for a total amount of \$10,826,333.00, with a 20% contingency of \$2,165,267.00 bringing the total authorized not-to-exceed amount to \$12,991.600. We expect construction work to commence in July 2020 once the in-water moratorium under an approved DEC permit is lifted and be complete within eighteen (18) months.